



36 Collier Place

Niddrie, Edinburgh, EH16 4PZ

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Summary

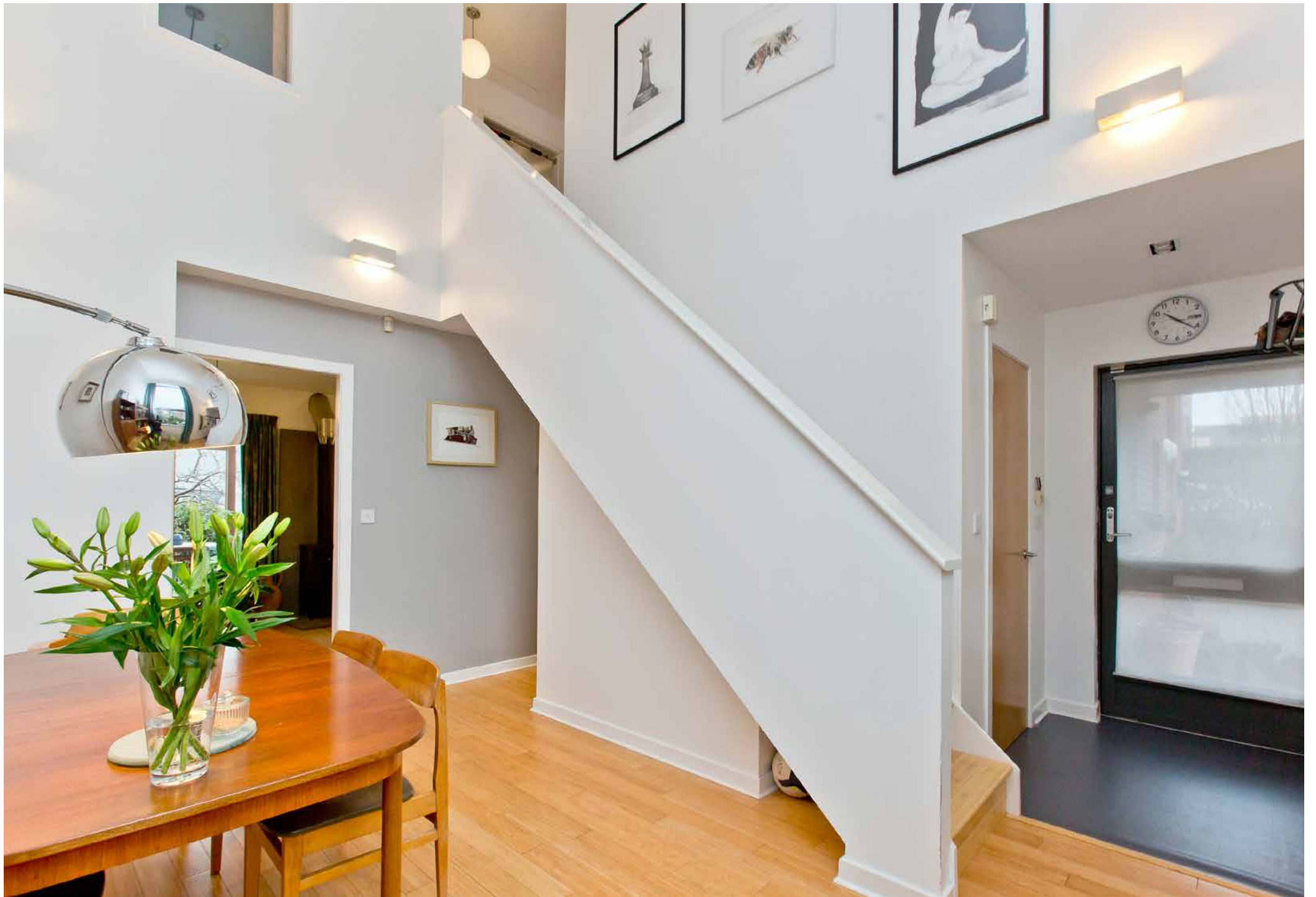
This south-facing, mid-terrace house in Niddrie is a unique and characterful family home, which enjoys stylish accommodation that is presented with a blank canvas of décor, allowing you to easily add your own stamp. It boasts two reception rooms, three double bedrooms, and two bathrooms (plus a WC). Furthermore, the property also has the benefit of private parking and a family-friendly garden that extends off the living area.

Extras: all fitted floor and window coverings, light fittings (except bedroom 3), integrated kitchen appliances (oven, gas hob, fridge/freezer, and dishwasher), and a garden shed to be included in the sale.



Features

- Stylish mid-terrace house in Niddrie
- Lovely views of Arthur's Seat
- Inviting entrance with cloak storage
- Living room with log-burning stove
- South-facing dining room
- Fitted kitchen with integrated appliances
- Three double bedrooms
- Modern en-suite shower room
- Modern family bathroom and a WC
- Private front garden/tandem driveway
- Enclosed rear garden that is laid to lawn
- Double glazing, gas central heating and a wood burner
- EPC Rating - C





“...Fitted kitchen with integrated appliances and a south-facing dining room...”





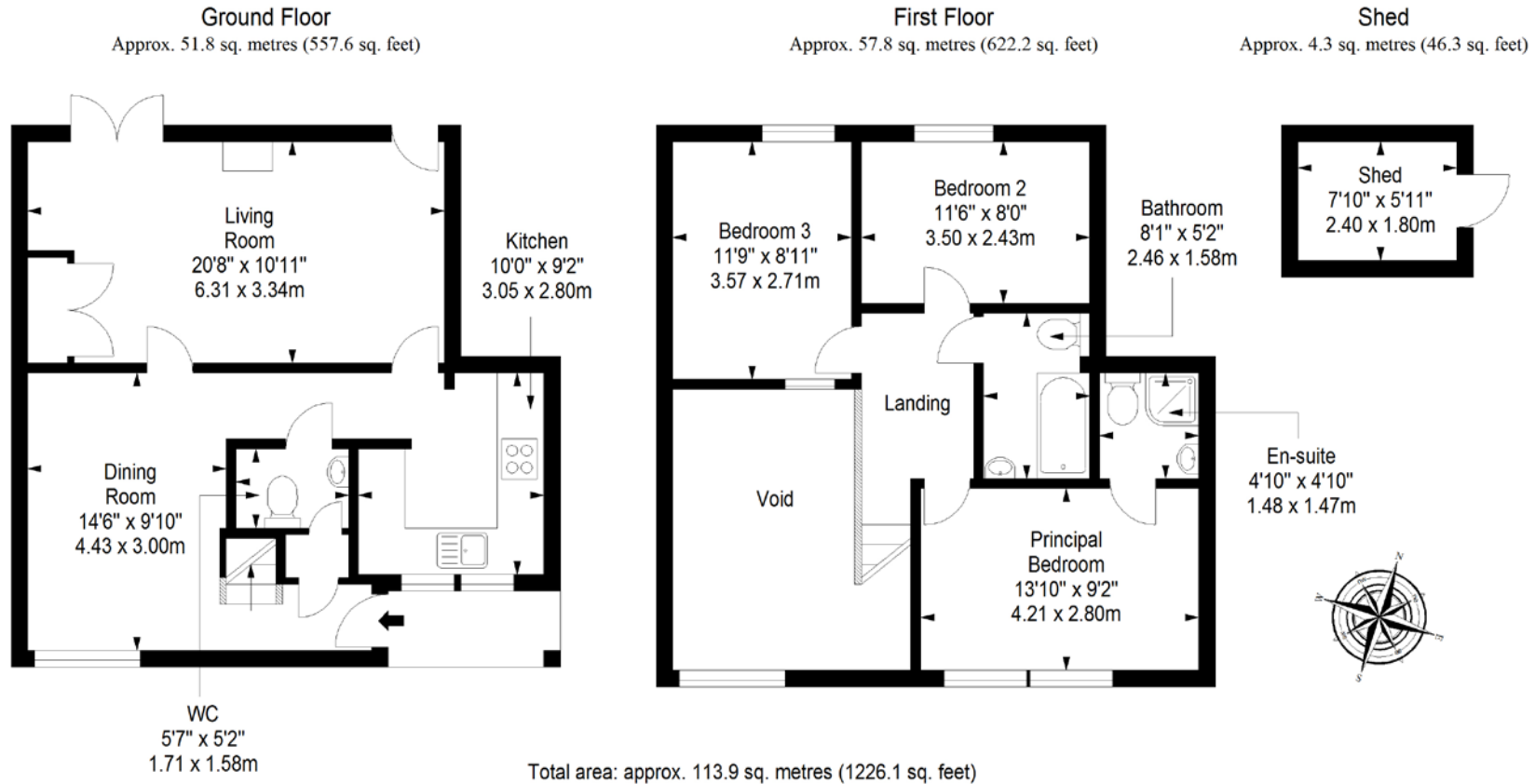


“..Three double bedrooms
and a modern en-suite shower room
and family bathroom..”





Floorplan



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